



COBBLE
Country

1 Whinney Haw Barns
Sedbergh, Cumbria, LA10 5EN



Sympathetically converted in 2006, 1 Whinney Haw Barns is an immaculately presented barn conversion, situated in an elevated position enjoying panoramic views down the Lune Valley and beyond.

It is just 5 miles off the charming market and book town of Sedbergh, which boasts various coffee shops & restaurants, pubs, medical facilities and thriving schools, including the world renowned Sedbergh School. It is also a perfect location for walking and exploring the countryside. The characterful and spacious home offers five bedrooms, three en-suites all complete with WC, wash hand basin and shower, along with a lounge, fitted kitchen diner, utility room and family bathroom complete with WC, wash hand basin, large bath and separate shower unit. Externally, a large open aspect garden, decked area with hot tub and large garage.

On entering 1 Whinney Haw Barns, you are led into a spacious entrance porch providing storage for shoes, coats and housing of the boiler and pressurized hot water system. Moving on, you are led into the ground floor entrance hallway, providing access to three double bedrooms, one en-suite, family bathroom and large utility room, providing access out to the rear of the property.

Stairs lead to the first floor where you will find a large, fitted kitchen, dining room. The kitchen is complete with a range of wall and base units, breakfast bar area, integrated appliances including a dishwasher and belfast sink. The owners currently have an American style large fridge freezer fitted in place.

Also on this floor, the lounge, positioned to make the most of the idyllic views over the lune valley. The lounge accommodates a beautiful multifuel stove, with feature stone surround, along with gorgeous timber framed French doors onto the Juliette balcony.

The second floor features the 'master bedroom', complete with fitted wardrobes and large, contemporary en-suite shower room. To complete the accommodation is the fifth, double bedroom, currently used as an office complete with en-suite shower room.

Timber-beamed ceilings give a complementary country feel throughout.

Whinney Haw Barns is approached along a shared driveway to the garages.

The property has three allocated parking space, two at the gate to the house and one in front of the garage. There is also additional communal parking.

To finish there is a large, 2 storey garage with mains electricity and internal staircase at the rear providing access to the top floor, with valuable storage space, with fitted Velux window to the rear.

Viewings highly recommended to appreciate this space.



Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation or warranty in relation to this property.

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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: 015396 21000 Email: Sedbergh@cobblecountry.co.uk Web: www.cobblecountry.co.uk

SERVICES

Mains Electricity, Oil Central Heating and propane gas for range cooker in the kitchen.

Private sewerage treatment plant (Septic tank) with aerator pump shared between house 1, 2 & 3.

Private bore hole. Shared between houses 1, 2 & 3.

TENURE

We are advised by the vendor that the property is Freehold

COUNCIL TAX BAND

We are advised that the property is currently in Band F

BROADBAND

There is a B4RN connection to the property

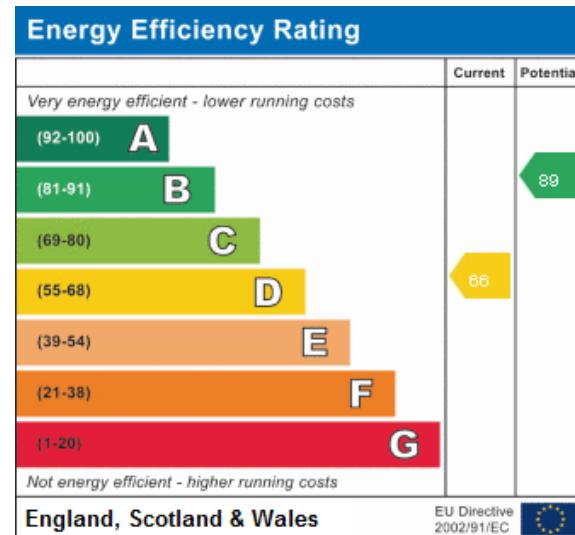
DIRECTIONS

From Sedbergh, head out on the A684 towards Kendal. Proceed for around 3 miles. Prior to heading up Black Horse hill, take a right hand turn over a small stone built bridge onto Shacklabank Lane. Proceed for around 1 mile up the lane. At the white bungalow, take a right hand turn proceeding along the private lane. On approach bear a right where the sign points 1 & 2. Parking is to the front of the property or by the garages.

Coming from the M6. Head towards Sedbergh. Take the first left onto the Old Scotch Road. Proceed along for around 1 mile until the road widens. Take a right hand turn onto shackabank Lane, continuing along till you meet the white bungalow. Take a left turn and proceed along the private road. On approach bear a right where the sign points 1 & 2. Parking is to the front of the property or by the garages.

WHAT THREE WORDS LOCATION;

Vent.dares.explained

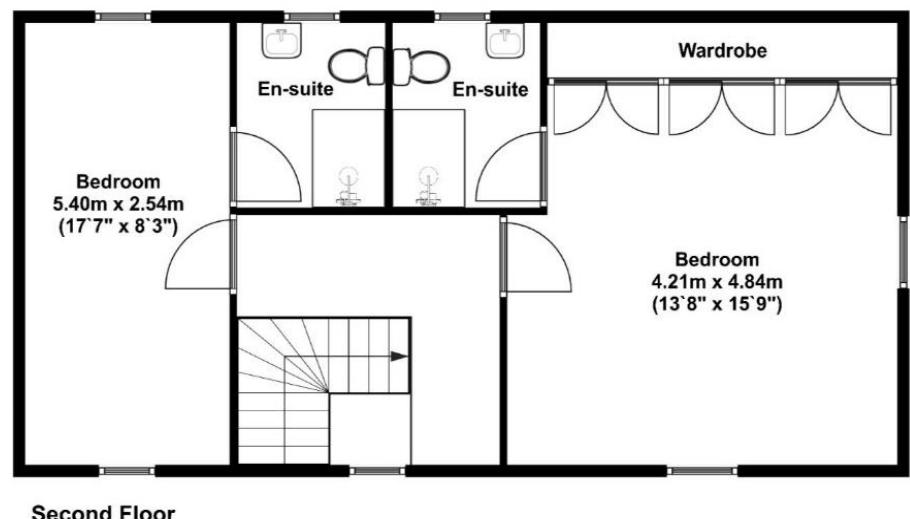
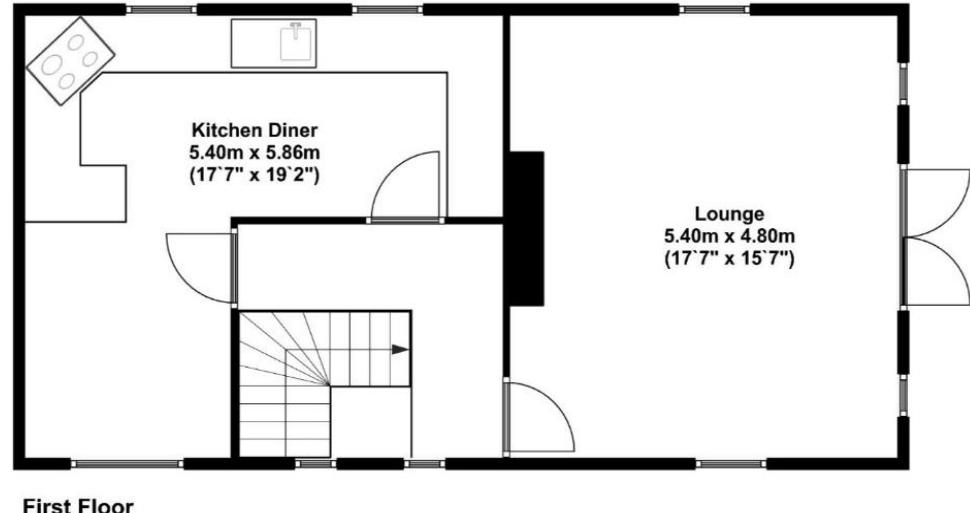
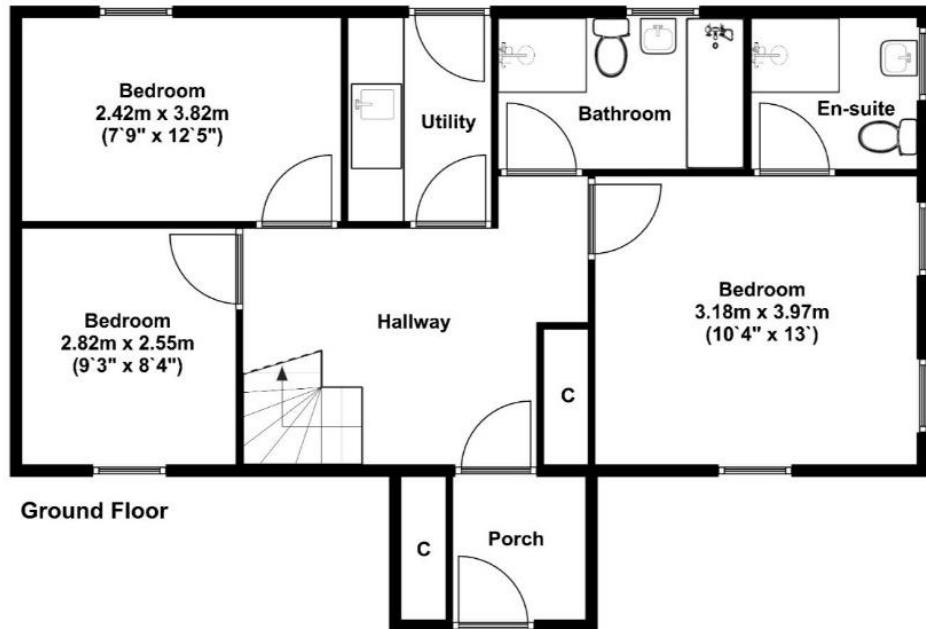


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